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Congress has stated in the Congressional Record, "...for the purposes of home loans, Veterans shall be treated as a special class of citizen...." --- NEW MEXICO's LEGISLATURE needs to insure that this same premise is set in concrete in our State's philosophy of governance for New Mexico's Veterans.

- Veterans in New Mexico
 - Per capita population - Approximately 14% of New Mexico residents are Veterans
 - Homeowners age 55 and older - 50.2% are Veterans (UNM Bureau of Business & Economic Research)
- 38CFR - Veterans obstructed from obtaining to Veteran Home Loan Entitlement
 - Private Sector investor overlays restricting Veterans from access to VA home loans
 - Gate-keeping Veteran entitlements - underwriting restrictions
 - OEF/OIF Wounded Warriors - confronting arbitrary financial restrictions that prevent obtaining homes for their families
 - Senior Veterans foreclosures and restrictions from having use of Congressional benefits to allow lowering of loan costs and/or refinancing of high-cost predatory loans
 - Bank & originators flipping to non-VA loans to realize higher profitability to the bank & originator with deficit benefit to the Veteran
 - Disabled Veterans with PTSD and TBI disorders are victimize
 - 38CFR 4.130 9440 speaks to the disorder that PTSD & TBI Veterans suffer with.
 - These disorders are victimized by the financial services industry on a regular basis.
 - There is in checks and balances to assure that the Veteran has not been "flipped" to a mortgage that is more expensive as well as denying his disabled Veteran benefits in addition to normal VA home loan benefits.
 - The banking industry takes advantage of the 'ill-informed' consumer there is no duty to the consumer, no 'lawyer that vigorously defends his client', no physician's "physician do no harm" and even no "prudent man rule" for banks
 - Veterans with such disorders should have fiduciary advocates that can provide independent advice about the economics of the mortgage program that is being offered.
 - Funeral homes are require by Federal law to ask if the deceased is a Veteran in order to assure a Veteran is afforded Military Funeral Honors
 - THEREFORE -
 - If a Veteran can be assured his Veteran benefits in death - why then is the Veteran not assured by the financial industry that his Veteran benefits not assured to him on the acquisition of his or her largest financial asset....
- Veteran home retention -
 - Foreclosure prevention - NM Attorney General Consumer Protection Division Foreclosure Settlement (national AG settlement \$63million to NM Homeowners; \$11 million to AG for foreclosure prevention)
 - NMSA 14-3A1 pp9, 10 & 11 - Expansion of protection of Veterans home loan documentation from unauthorized probes by illicit mortgage solicitations (enforcement of privacy in County Clerk and County Assessor records)

- Foreclosure Bulldozing an affront to mortgage modification
 - Mortgage modification a farce - the procedures being applied against Veterans by mortgage modification dept is no different than the age old procedures called "forbearance"
 - Forbearance are drug out at significant "human costs" and are totally ineffective for reasonable economic solutions to the current residential crisis
 - Foreclosure mediation board - State of Texas has judicial review of all foreclosures that review all foreclosures to protect the consumer for "sweetheart" foreclosure sales at less than arms-length distance to assure that fair market values have been achieved and that all recovery inflows to the creditor have been credited to reduce any deficiency balance that may be manipulated against the foreclosed homeowner.
- Escrow account interest - creditors are holdings millions in non-interest bearing accounts that are being utilized to fatten the trading portfolios of investors and their returns without any compensation to New Mexico homeowners.
- Senior exemptions on property tax - currently County exempt seniors at age 65 from further increases to property taxes but but cap the eligibility to a maximum household income of less than \$40,000 annually -
 - National income averages indicate that 1980 household minimum should be no less than \$65,000;
 - Therefore, senior ceiling income for property tax rises should be raised to household incomes of \$65,000 from the existing \$35,000
- New Mexico Veteran Property Tax Exemption
 - Honorably Discharged Veteran - \$4000 annually for Veterans primary residence
 - 100% Disabled Veteran - Full exemption of all property taxes on Veterans primary residence
 - Disabled Veterans are adjudicated at less than 100% ratings from 10% to 90% Disabled under 38CFR
 - THEREFORE - the Veteran's Disabled Property Tax Exemption for those Disabled Veterans with less than 100% rating by USDVA should be established to have an incremental increased exemption from the base \$4000 Honorable Discharge exemption to the maximum of the 100% Disabled Veteran Exemption
- VA Home Loan Disclosure -paper work is non-transparent and incoherent to consumers
 - The New Mexico Attorney General Consumer Protection Department - to review and set a standard documentation file for the initial disclosure and closing of VA home loans.
 - Such documentation will be mandatory for any investor, bank or originator authorized to close VA home loans in New Mexico.
 - Paper work redundancy, transparency and understandability should be strictly reviewed by the NM AG and all excess and obtuse documents removed from use for all VA mortgage transactions.